

ITEM No. _____

- **North:** The Arizona Canal, the northern boundary which is the Fifth Avenue District, is located north of the site. The

Scottsdale Waterfront, currently under construction, lies between the canal and Camelback Road to the north. The Waterfront project is anticipated to activate Marshall Way through its proposed uses and building design, as a pedestrian, retail experience and will connect the Fifth Avenue District to the Fashion Square Mall. Buildings will range from two stories along the streets to thirteen stories within the project. The Waterfront project is zoned Downtown Regional Commercial, Type 2, Planned Block Development, Downtown Overlay and with an Infill Incentive.

- **South:** There exist several one and two story buildings (zoned either Central Business District, Downtown Overlay or Downtown Retail Specialty Type 1, Downtown Overlay) with a variety of retail, restaurants, personal services, galleries, and offices south of the site. These uses extend to Fifth Avenue, the south boundary line of the Fifth Avenue District.
- **East:** A one-story restaurant (zoned Central Business District, Downtown Overlay) and a one-story retail building (zoned Downtown Retail Specialty Type 1, Downtown Overlay) with a variety of tenant's located between the site and Scottsdale Road. Further beyond Scottsdale Road, which is the eastern boundary line for the Fifth Avenue District, is the Galleria Office Building.
- **West:** Five existing one-story buildings with a variety of retail, restaurants, personal services, galleries, and offices border the west side of the site. Beyond these buildings is Goldwater Boulevard, the west boundary line of the Fifth Avenue District. All of the properties are zoned Central Business District.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The applicant requests approval of the preliminary plat in accordance with the Development Agreement 2004-034-COS between Stetson Canal LLC and the City of Scottsdale. This plat is to combine the previously platted lots into 5 lots to eliminate the property lines that otherwise would bisect the buildings.

IMPACT ANALYSIS

Traffic.

There are no anticipated traffic issues with this development.

Airport Vicinity.

The Scottsdale airport is not located with in the vicinity of the site.

Parking.

Parking for the development will be provided within an underground parking garage that will be constructed in accordance with the Development Agreement 2004-034-COS between Stetson Canal LLC and the City of Scottsdale, and Development Review Board case 95-DR-2004.

Water/Sewer.

Water and sewer lines exist with the 5th Avenue right-of-way, and the developer will be extending connections to service the building.

Police/Fire.

The police station District 1 is located at 3700 North 75th Street.
The fire station 601 is located at 2857 North Miller Rd, with a future fire station planned to be located at 7552 East Indian School Road

There are no fire or police service impacts anticipated.

Schools.

The commercial plat will not have an impact on the school district.

Open space/Scenic Corridors.

Open space will be provided within the development in accordance with the Development Review Board case 95-DR-2005, and will incorporate connections to the Arizona Canal improvement that will be constructed as part of the City's canal improvement project.

Community Involvement.

The applicant has notified the property owner's in writing within 300 feet of the development. Staff has not received any public comments.

Other Boards and Commissions.

The Development Review Board approved the construction of the buildings and related improvements that will be located on lots 1, 2, 4, and 5 under case 95-DR-2004. The Marshall Way bridge connection, Lot 3, was approved by the Development Review Board under case 69-DR-2002.

The City Council approved the Development Agreement 2004-034-COS between Stetson Canal LLC and the City of Scottsdale on May 17, 2004, and amended on May 3, 2005.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

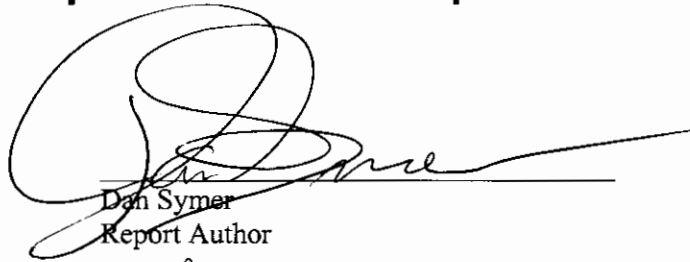
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

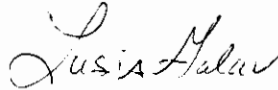
STAFF CONTACT(S)

Dan Symer
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 48-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Development Agreement Exhibit C
- A. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: 516 - PA - 2004

Coordinator: Tim Curtis

Case No.: _____ - _____ - _____

Project Name: Stetson Canal Project

Project Location: North side of Stetson Drive 7108 - 7164 E. Stetson Dr.

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2 DO

Proposed Zoning: C-2 DO

Number of Buildings: _____

Parcel Size: _____

Gross Floor Area/Total Units: _____

Floor Area Ratio/Density: _____

Parking Required: _____

Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

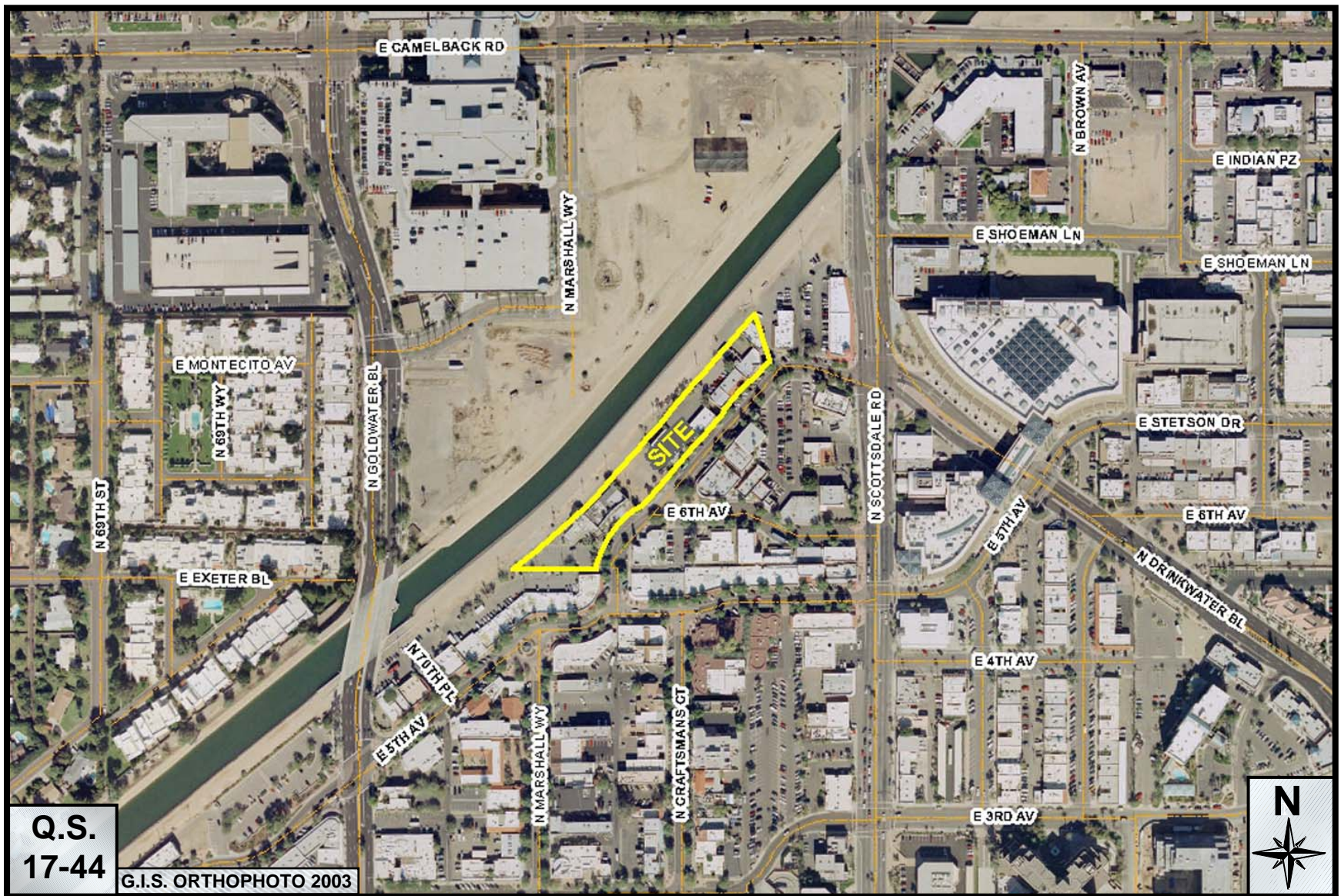
This preliminary plat application is filed pursuant to Redevelopment Agreement 2004-034-COS between Stetson Canal LLC and the City of Scottsdale, dated May 17, 2004. Development is proposed to conform with case 95-DR-2004 approved by the Development Review Board on July 7, 2005.

No amended development standards are proposed.

21-PP-2005
12/05/05

Planning and Development Services Department

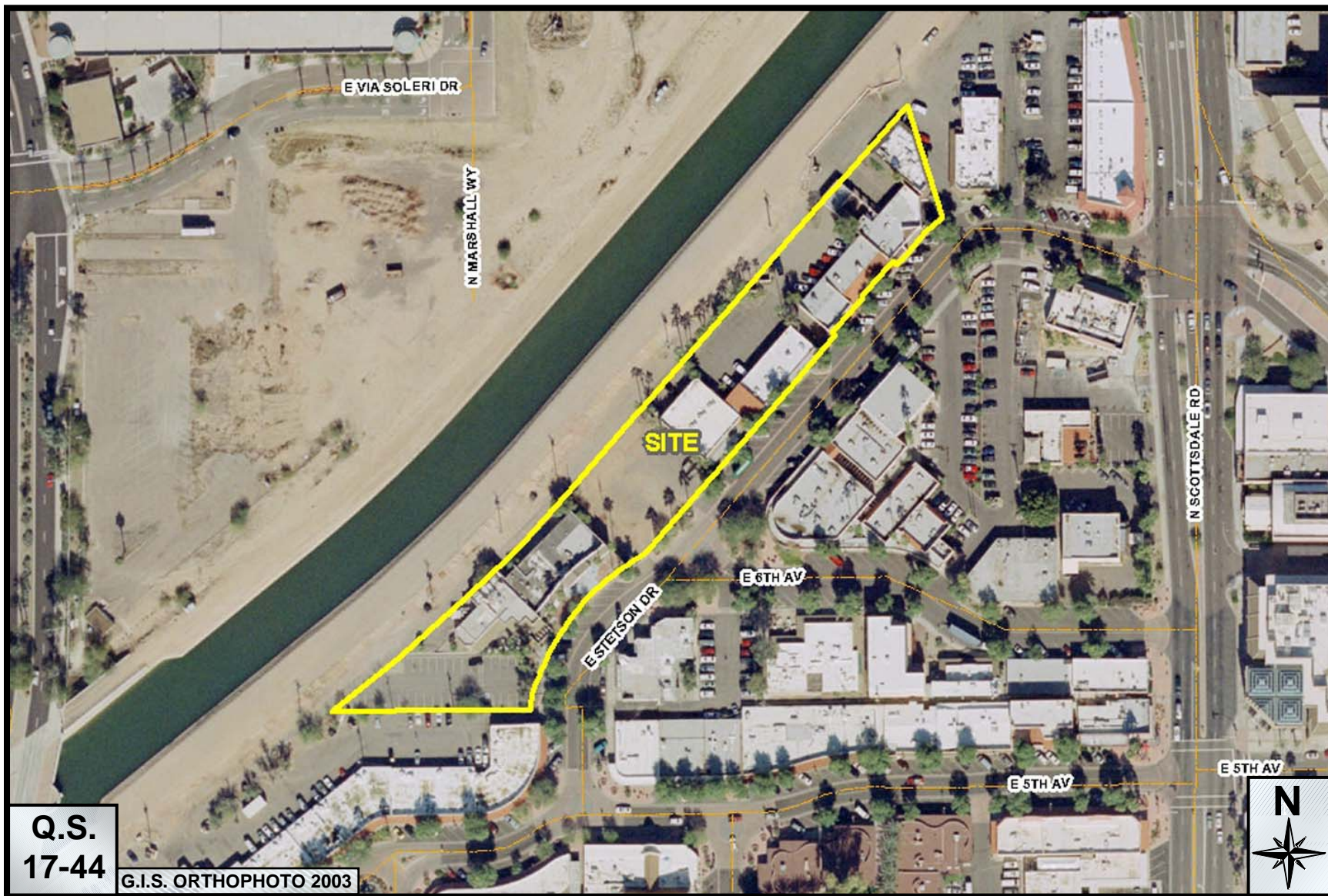
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Stetson Canal Project

21-PP-2005

ATTACHMENT #2



Q.S.
17-44

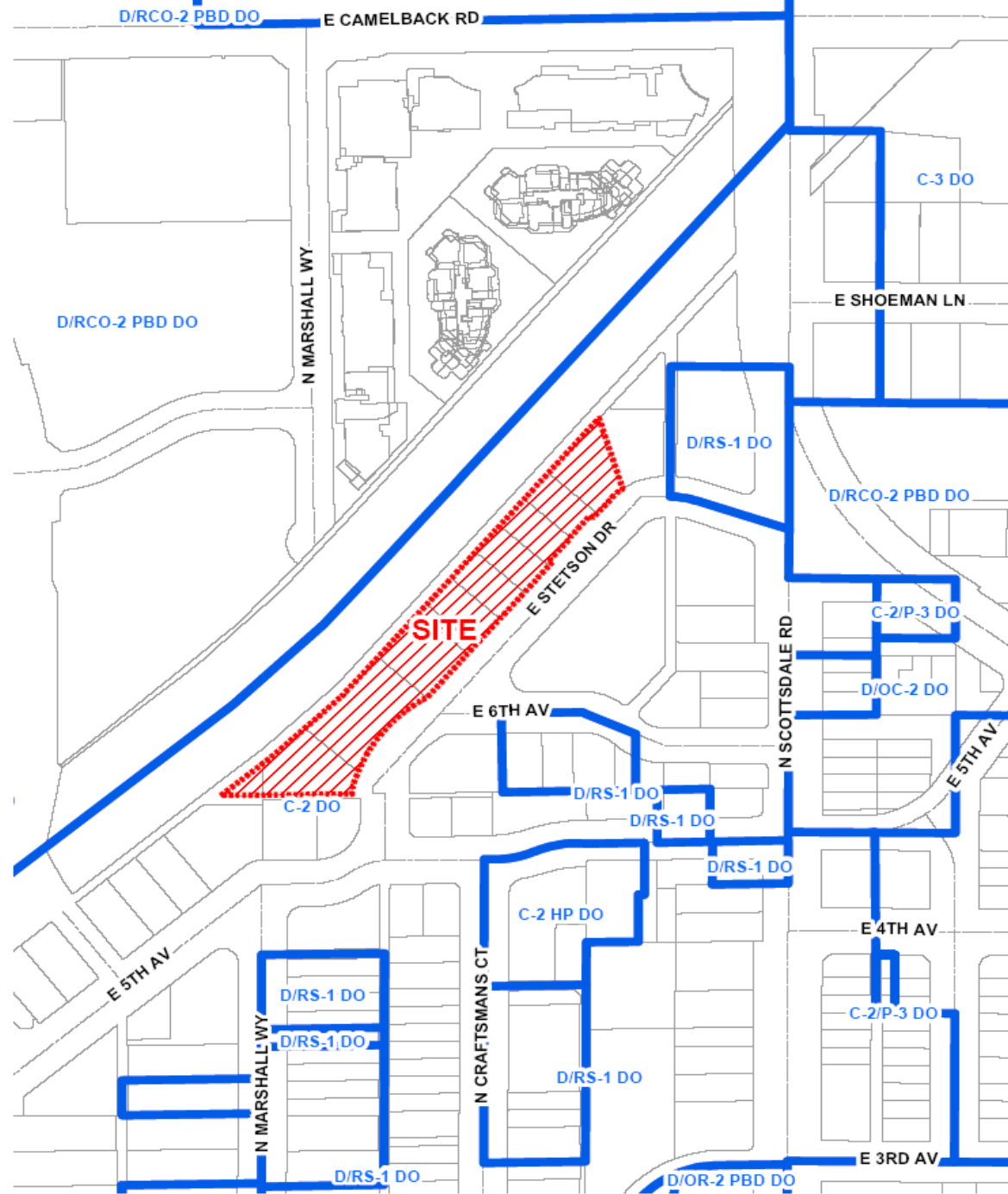
G.I.S. ORTHOPHOTO 2003

Stetson Canal Project

21-PP-2005

ATTACHMENT #2A

Zoning Map



DEDICATION

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF SCOTTSDALE, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, AND STETSON CANAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS OF THEIR RESPECTIVE PARCELS, HAVE RE-PLATED UNDER THE NAME, STETSON CANAL, TRACT B OF THE NEARY PLACE SUBDIVISION AS SHOWN IN BOOK 46, PAGE 21 OF MARICOPA COUNTY RECORDS, AND LOTS 23 THROUGH 32 OF THE NEARY PLACE PLAT 2 SUBDIVISION AS SHOWN IN BOOK 56, PAGE 33 OF MARICOPA COUNTY RECORDS, BEING SITUATED IN THE NORTH-EAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR EAST RETAIL PARCEL (LOT 1), PLAZA PARCEL (LOT 2), WEST RETAIL PARCEL (LOT 3), CRESCENT PARCEL (LOT 4), AND ALLEY UTILITY PARCEL (LOT 5) AND DECLARES THAT SAID PLAT BEING FORTH AND GIVES THE DIMENSIONS OF THE LOTS, AND THAT EACH LOT SHALL BE KNOWN BY NAME AND NUMBER GIVEN ON SAID PLAT.

STETSON CANAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY (FORWARD), DOES HEREBY GRANT TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION (FORWARD):

1) EASEMENTS AS SHOWN (IF ANY). THE PURPOSE OF THE EASEMENT IS FOR ELECTRICITY WATER, WASTEWATER, TELECOMMUNICATIONS AND ALL OTHER MATTER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.

STETSON CANAL, L.L.C., WARRANTS AND REPRESENTS TO THE CITY OF SCOTTSDALE THAT EVERY LANDOWNER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN ITS RESPECTIVE LAND ADJACENT TO OR INCIDENTARY WITH THE DEDICATION, CONVEYANCE OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP AS EVIDENCED BY RECORDS IN THE MARICOPA COUNTY RECORDS OFFICE, OR WHICH WILL BE RETURNED NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

IN WITNESS WHEREOF, THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION AND STETSON CANAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS OF THEIR RESPECTIVE LAND, HAVE HEREBY CAUSED THEIR RESPECTIVE NAMES TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED OFFICERS THE NEARBY DATED AND SIGNED TO DO. THIS DAY OF 2005.

THE CITY OF SCOTTSDALE, AS OWNER ONLY

BY: (MAYOR)

STETSON CANAL, L.L.C.

BY:

ITS:

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS DAY OF 2005, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED: AND ACKNOWLEDGED HERSELF TO BE MAYOR OF THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION AND THAT AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO (DESCRIBED THE FORWARDED INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CITY, AS OWNER).

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES (NOTARY PUBLIC)

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS DAY OF 2005, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED: AND ACKNOWLEDGED HERSELF TO BE OF STETSON CANAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND THAT AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO (DESCRIBED THE FORWARDED INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY, AS OWNER).

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES (NOTARY PUBLIC)

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2005; AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; AND THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; AND THAT THE DISTANCES ARE CORRECTLY SHOWN; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

W. S. GOODWIN, JR., REGISTERED LAND SURVEYOR

DATE: 11/8/05

APPROVAL BLOCK FOR A SUBDIVISION PLAT

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA, THIS THE DAY OF 2005.

BY: (MAYOR)

ATTEST BY: (CITY CLERK)

I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT

BY: DATE: (CHIEF DEVELOPMENT OFFICER)

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH.

BY: DATE: (PROJECT COORDINATOR)

NOTES

1. THE PARCELS CREATED HEREON ARE MADE IN ACCORDANCE WITH THE MEMORANDUM OF NEW LEGAL DESCRIPTIONS, RECORDED IN INSTRUMENT NO. 2004-000865 RECORDS OF MARICOPA COUNTY, ARIZONA, RECORDED MAY 27, 2004.

2. THE PROPERTY PLATTED HEREON IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED MAY 27, 2004 IN INSTRUMENT NO. 2004-000865, RECORDS OF MARICOPA COUNTY, ARIZONA.

3. THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

4. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE CODES AND DISCRETION (S) OF THE CITY.

5. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER 1-46.

6. ZONING IS C-2-00.

7. SHOWS REQUIRE SEPARATE PERMITS AND APPROVALS.

8. THE FOLLOWING ARE PREVIOUSLY DEDICATED IN THEIR ENTIRETY TO THE CITY OF SCOTTSDALE AS PUBLIC RIGHT OF WAY: STETSON DRIVE.

9. THERE IS HEREBY DEDICATED TO THE CITY OF SCOTTSDALE AND PUBLIC UTILITY EASEMENTS (S) AS SHOWN ON THE PLAT.

10. BASES OF BEARING FOR THIS PLAT IS NORTH 42°00'00" EAST, ALONG STETSON DRIVE, AS SHOWN AND DOCUMENTED HEREON.

11. ALL PARCELS SHALL BE KNOWN AND CONVEYED BY THEIR NAMES SHOWN HEREON IN ACCORDANCE WITH THE NOTED MEMORANDUM OF NEW LEGAL DESCRIPTIONS AND THE NOTED DEVELOPMENT AGREEMENT.

12. THE PORTION OF STETSON DRIVE CALLED OUT AS "CRESCENT PARCEL (LOT 4)" WILL BE USED FOR CONSTRUCTION OF AN UNDERGROUND PARKING GARAGE. UPON COMPLETION OF THE CONSTRUCTION, THE SURFACE OF THE CRESCENT PARCEL WILL BE RETURNED TO USE AS A PORTION OF STETSON DRIVE, ALL AS SET FORTH IN THE DEVELOPMENT AGREEMENT.

13. OUTLINE BOUNDARIES CONSTRUCTED FROM STETSON CANAL, L.L.C. SOUTH CANAL, SHOWN RECORD OF A SURVEY OF A PORTION OF SE 1/4 SEC. 22, T2N, R4E, GERM SCOTTSDALE, ARIZONA RECORDED AT BOOK 256, PAGE 1 M.C.R.

LEGEND	
BCP	BRASS CAP PILE
B.C.H.M.	BRASS CAP IN HAND HOLE
C	CENTER LINE
CHS	CHISELED
CONC.	CONCRETE
CSP	COTTON PICKER SPINDLE
FO	FOUND
IRP	IRON BAR/IRON PIPE
LS	LAND SURVEYOR
M	MEASURED
P.L.E.	PUBLIC UTILITY EASEMENT
R	RECORDED
ROW	RIGHT OF WAY
SRV	SALT RIVER VALLEY WATER USERS ASSOCIATION
SRV	SALT RIVER PROJECT
SQ. FT.	SQUARE FEET
SP	FOUND CRS POINT PER SRV SURVEY
SP	SET POINT PER SRV SURVEY
SP	AS SHOWN, OTHERWISE NOT SET
SP	ACCEPTED POINT (POINT NOT FOUND, OBTAINED BY CONSTRUCTION)

STETSON CANAL

A REPLAT OF

TRACT B OF THE NEARY PLACE SUBDIVISION AND LOTS 23 THROUGH 32 OF THE NEARY PLACE PLAT 2 SUBDIVISION, AND ADJACENT PUBLIC ALLEY RIGHT OF WAY, ALL SITUATED IN THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTIONS

PARCEL NO. 1: "EAST RETAIL"

Lot 27 through 32, NEARY PLACE PLAT 2, according to Book 56 of Maps, page 33, records of Maricopa County, Arizona.

Together with that portion of the alley lying North of Lot 27 through 32, NEARY PLACE PLAT 2, according to Book 56 of Maps, page 33, records of Maricopa County, Arizona, and South of the Southerly line of the Arizona Canal as set forth on results of survey recorded in Book 470 of Maps, page 18 between the extension of the East line of Lot 27 thereof.

EXCEPT that parcel of land more particularly described as:

BEGINNING at the Northeast corner of Lot 32, NEARY PLACE PLAT 2, according to Book 56 of Maps, page 33, records of Maricopa County, Arizona.

Thence South 41°34'22" West a distance of 66.00 feet to a point;

Thence North 48°25'38" West a distance of 20.00 feet to a point on the Southeast Right of Way Line of Arizona Canal;

Thence North 41°34'22" East a distance of 66.00 feet to a MAG nail tagged L.S. 15865;

Thence South 48°25'38" East, following the Southerly line of Arizona Canal a distance of 20.00 feet to return to the POINT OF BEGINNING;

East Retail is more particularly described as:

BEGINNING at the most Southerly corner of said Lot 27, said corner being a one-half inch iron bar tagged L.S. 15860;

Thence North 47°00'00" West along said Southerly line of said Lot 27, a distance of 123.91 feet to a point, said point being on said Southeast Right of Way Line of Arizona Canal;

Thence North 43°05'19" East along said Southeast Right of Way Line of Arizona Canal a distance of 22.34 feet to a point of collection;

Thence North 41°34'22" East along said Southeast Right of Way Line of Arizona Canal a distance of 337.57 feet to a point;

Thence leaving the Southeast Right of Way Line of Arizona Canal South 48°25'38" East a distance of 20.00 feet to a point;

Thence North 41°34'22" East a distance of 66.00 feet to a point lying on an extension of the Southerly line of said Lot 32, said point being a MAG nail tagged L.S. 15865;

Thence South 48°25'38" East along the Southerly line of said Lot 32 and its extension, a distance of 123.27 feet to the next Easement corner of said Lot 32, said corner being a chiseled "C" in a sidewalk;

Thence along the Southerly line of said Lot 32, being a curve to the left having a radius of 115.49 feet and a central angle of 131°45'00", a length of 26.71 feet to a point of tangency, said point being a concrete nail tagged L.S. 15866 in the top of a wall;

Thence continuing South 42°02'00" West along the Southerly line of said Lot 32 as well as the Southerly line of lots 31, 30, 29, 28 and 27 a distance of 333.24 feet to the POINT OF BEGINNING.

The above-described tract contains 48,347 square feet or 1.1145 acres, more or less.

PARCEL NO. 2: "PLAZA TRACT"

Lots 25 and 26, NEARY PLACE PLAT 2, according to Book 56 of Maps, page 33, records of Maricopa County, Arizona.

Together with that portion of the alley lying North of Lots 25 and 26, NEARY PLACE PLAT 2, according to Book 56 of Maps, page 33, records of Maricopa County, Arizona, and South of the Southerly line of the Arizona Canal as set forth on results of survey recorded in Book 470 of Maps, page 18 between the extension of the East line of Lot 26 and the West line of Lot 25 thereof.

More particularly described as:

BEGINNING at the most Easterly corner of said Lot 26, said corner being a one-half inch iron bar tagged L.S. 15865;

Thence North 41°34'22" West along the Southerly line of said Lot 26, a distance of 123.91 feet to a point on said Southeast Right of Way Line of Arizona Canal;

Thence South 43°05'19" West along said Southeast Right of Way Line of Arizona Canal a distance of 120.02 feet;

Thence leaving said Southeast Right of Way Line of Arizona Canal South 47°00'00" East a distance of 126.15 feet to the most Southerly corner of said lot 25;

Thence North 42°02'00" East along the Southerly line of said Lot 25 as well as the Southerly line of lots 26 a distance of 120.02 feet to the POINT OF BEGINNING.

The above-described tract contains 15,003 square feet or 0.3444 acres, more or less.

PARCEL NO. 3: "WEST RETAIL"

Tract B, NEARY PLACE, according to Book 46 of Maps, page 21, records of Maricopa County, Arizona.

Lots 23 and 24, NEARY PLACE PLAT 2, according to Book 56 of Maps, page 33, records of Maricopa County, Arizona.

Together with that portion of the alley lying North of Lots 23 and 24 of NEARY PLACE PLAT 2, according to Book 56 of Maps, page 33, records of Maricopa County, Arizona and South of the Southerly line of the Arizona Canal as set forth on results of survey recorded in Book 470 of Maps, page 18, between the extension of the West line of Lot 23 and the East line of Lot 24 of NEARY PLACE PLAT 2.

More particularly described as:

BEGINNING at the Southwest corner of said Lot 23, said corner being a concrete nail in the top of a wall tagged L.S. 15865;

Thence South 48°43'34" West a distance of 245.54 feet to a point on said Southeast Right of Way Line of Arizona Canal, said point being a set marker "SM" on a grating;

Thence North 51°38'28" East along said Southeast Right of Way Line of Arizona Canal a distance of 158.10 feet to a point of collection, said point being a one-half inch iron bar tagged L.S. 15866;

Thence North 48°43'34" East along said Southeast Right of Way Line of Arizona Canal a distance of 85.37 feet to a point of collection;

Thence North 43°05'19" East along said Southeast Right of Way Line of Arizona Canal a distance of 101.54 feet;

Thence leaving Southeast Right of Way Line of Arizona Canal South 47°00'00" East along said Southerly line of Lot 24 and its extension, a distance of 126.15 feet to the most Easterly corner of said Lot 24;

Thence along the Southerly line of said Lot 24, being a curve to the left having a radius of 250.12 feet and a central angle of 38°44'00", a distance of 173.45 feet to a point of tangency, being the most Southerly corner of said Lot 24, and being also the most Easterly corner of said Lot 23, said corner being a MAG nail tagged L.S. 15865;

Thence South 52°02'00" West along the Southerly line of said Lot 23 a distance of 12.45 feet to a point of curvature, said point being a MAG nail tagged L.S. 15865;

Thence continuing along the Southerly line of said Lot 23, being a curve to the left having a radius of 50.00 feet and a central angle of 24°15'00", a distance of 26.25 feet to the POINT OF BEGINNING.

The above-described tract contains 38,150 square feet or 0.8769 acres, more or less.

PARCEL NO. 4: "CRESCENT"

That portion of North Maricopa Avenue lying South of Lots 23 and 24 of NEARY PLACE PLAT 2, according to Book 56 of Maps, page 33, records of Maricopa County, Arizona, within a horizontal line from the Southwest corner of Lot 24 to the most Southeast corner of Lot 23 thereof.

More particularly described as follows:

BEGINNING at the most Easterly corner of said Lot 24;

Thence South 42°02'00" West a distance of 170.00 feet to the most Southerly corner of said Lot 24, said corner being a MAG nail tagged L.S. 15865;

Thence along the North Maricopa Avenue lying South of Lots 23 and 24 of NEARY PLACE PLAT 2, being a curve to the right having a radius of 250.12 feet and a central angle of 38°44'00", a distance of 173.45 feet to the POINT OF BEGINNING.

The above-described tract contains 1,889 square feet or 0.0380 acre, more or less.

PARCEL NO. 5: "ALLEY UTILITY PARCEL"

BEGINNING at the Northeast corner of Lot 32, NEARY PLACE PLAT 2, according to Book 56 of Maps, page 33, records of Maricopa County, Arizona.

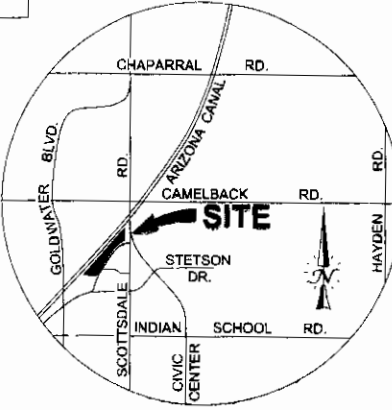
Thence North 41°34'22" West a distance of 66.00 feet to a point;

Thence North 48°25'38" West a distance of 20.00 feet to a point on the Southeast Right of Way Line of Arizona Canal;

Thence North 41°34'22" East a distance of 66.00 feet to a MAG nail tagged L.S. 15865;

Thence South 48°25'38" East, following the Southerly line of Arizona Canal, a distance of 20.00 feet to return to the POINT OF BEGINNING.

The above-described tract contains 1,330 square feet or 0.0303 acre, more or less.



VICINITY MAP N.T.S.

OWNERS

OWNER: CITY OF SCOTTSDALE (CITY)
3808 N. DEANWATER BOULEVARD
SCOTTSDALE, ARIZONA 85261

OWNER: STETSON CANAL, L.L.C. (STETSON CANAL)
7121 E. 8TH AVENUE
SCOTTSDALE, ARIZONA 85261
(PH) 480-874-1102
(F) 480-874-1102



The working files below are by
CALL THE BLUE STARS
602-263-1100
AND WE'LL BE THERE FOR YOU.



STETSON CANAL, LLC SOUTH CANAL BANK
STETSON CANAL, A REPLAT OF NEARY PLACE PLAT 2
A PORTION OF SE 1/4 SEC. 22, T2N, R4E, G&SRM
SCOTTSDALE, ARIZONA

GOOKIN ENGINEERS
ENGINEERS • ARCHITECTS • PLANNING • SURVEYORS
AND INTERIOR DESIGNERS
1400-752-0348
480-874-1102

DATE: N/A
BY: J. S. GOOKIN
CHECKED: W. S. GOOKIN, JR.
DESIGNED: J. S. GOOKIN
SCALE: AS SHOWN
SHEET: 2 OF 2
2076A

CURVE TABLE					
CURVE	LENGTH (FT)	RADIUS (FT)	INCLUDED ANGLE	CHORD LENGTH (FT)	CHORD DIRECTION
C1	25.23	81.80	24°18'52"	28.04	N10°31'34"E
C2	26.71	115.48	13°14'58"	28.85	N48°30'30"E
C3	11.86	115.48	33°28'47"	20.73	N07°30'30"E
CA (MAG)	21.80 (C)	115.48 (C)	19°48'50" (C)	21.77 (M)	N48°30'30"E (M)
CA (R)	21.80 (C)	115.48 (R)	12°49'52" (R)	N/A	N/A

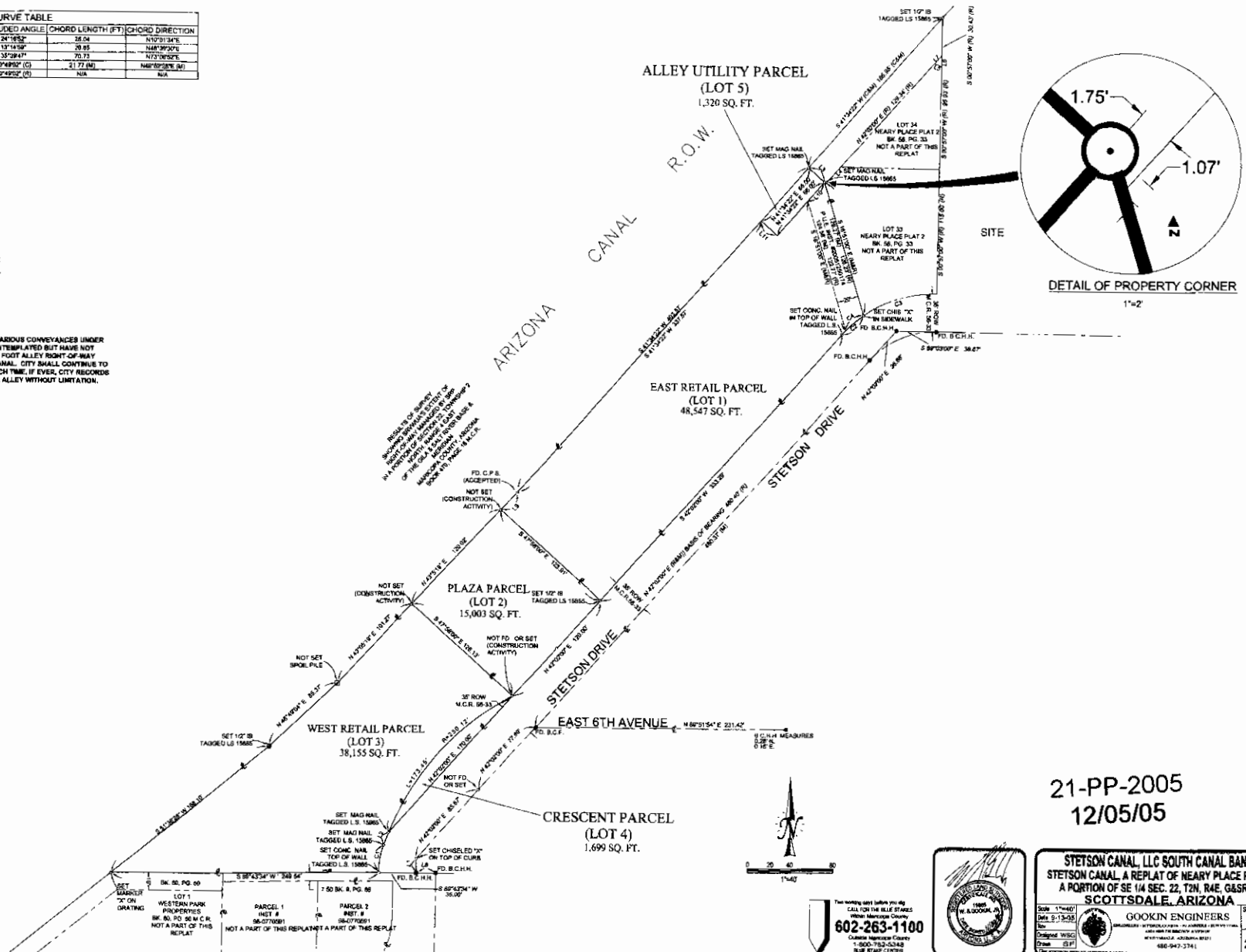
LINE TABLE		
LINE	LENGTH (FT)	BEARING
L1	13.89	N00°00'00"W
L2	12.48	N02°10'00"E
L3	20.00	N48°30'30"W
L4	11.86	S02°30'30"E
L5	7.00	S08°30'30"W
L6	10.00	S00°00'00"W
L7	10.00	N43°00'00"E
L8	15.00	N48°30'30"W
L9	22.34	N43°30'18"E
L10 (M)	25.45	N41°34'22"E
L10 (R)	25.36	N42°00'00"E
L11	20.00	N48°30'30"E

NOTES

BOTH RECORD AND MEASURED BEARINGS ARE GIVEN WHEN THEY DIFFER FOR THE PUBLIC UTILITY EASEMENT RECORDED IN INSTRUMENT #20561250114.

GENERAL NOTES

AT THE TIME OF RECORDING THIS PLAT, VARIOUS CONVEYANCES UNDER THE DEVELOPMENT AGREEMENT ARE CONTEMPLATED BUT HAVE NOT OCCURRED. CITY CURRENTLY OWNS A 20 FOOT ALLEY RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY OF THE CANAL. CITY SHALL CONTINUE TO OWN THE ALLEY RIGHT-OF-WAY UNTIL SUCH TIME, IF EVER, CITY RECORDS AN ABANDONMENT RESOLUTION FOR THE ALLEY WITHOUT LIMITATION.



21-PP-2005
12/05/05

602-263-1100



STETSON CANAL, LLC SOUTH CANAL BANK STETSON CANAL A REPLAT OF NEARY PLACE PLAT 2 A PORTION OF SE 1/4 SEC. 22, T2N, R4E, G4SRM SCOTTSDALE, ARIZONA	
SUB: 17-0401 DATE: 2-15-05 BY: [Signature] CHECKED: [Signature] DRAWN: [Signature]	SHEET 2 OF 3 SHEETS 2076A

SCHEDULE 2 OF THE 1ST AMENDMENT TO
STETSON PLAZA/SOUTH CANAL BANK DEVELOPMENT AGREEMENT

South Canal Bank
New Parcels

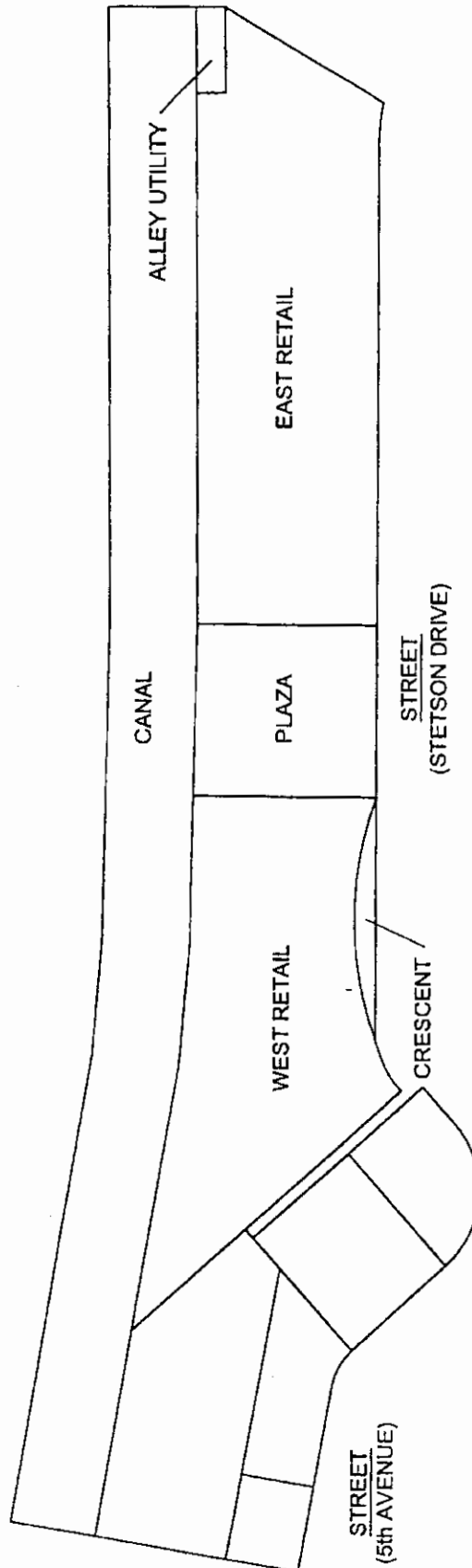


EXHIBIT C

ATTACHMENT #5

Stipulations for Case: 21-PP-2005
Case Name: Stetson Canal Project

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Gookin Engineers with a dated 12/5/06 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Relevant Cases

- c. At the time of review, the applicable DRB, for the subject site was: 95-DR-2005.

Subdivision Plat and Improvement Requirements

Ordinance

- A. *Comply with the stipulations of case 95-DR-2004.*
- B. *Comply with the Redevelopment Agreement 2004-034-COS, and subsequent amendments.*